

1943 Profile of the Central Park West, Manhattan area

from the 1943 *New York City Market Analysis*



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MANHATTAN 13

Central Park West

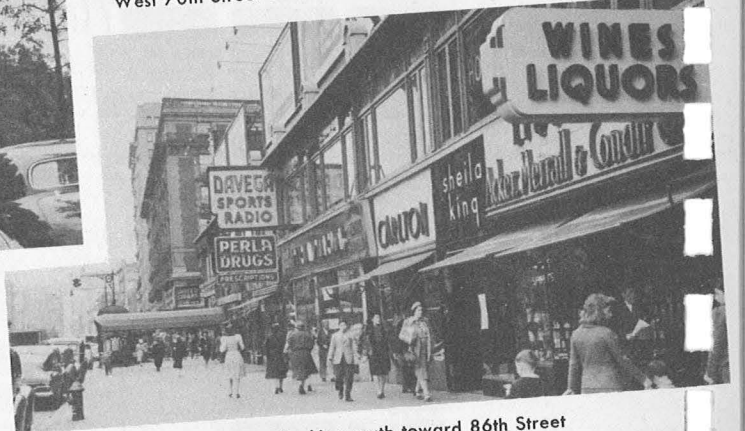
Right: Riverside Drive from 77th Street looking north



Central Park West facing north from 68th Street



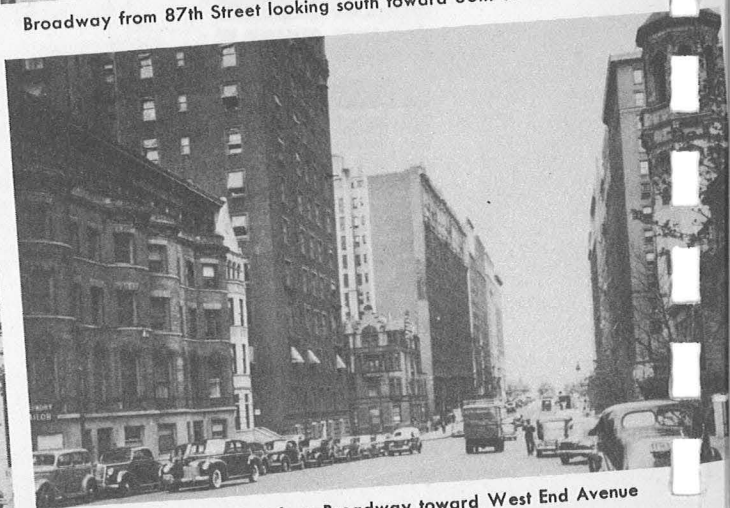
West 70th Street from Columbus Avenue toward Central Park West



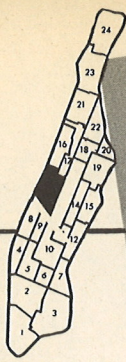
Broadway from 87th Street looking south toward 86th Street



West End Avenue facing southwest from 85th Street



86th Street looking west from Broadway toward West End Avenue



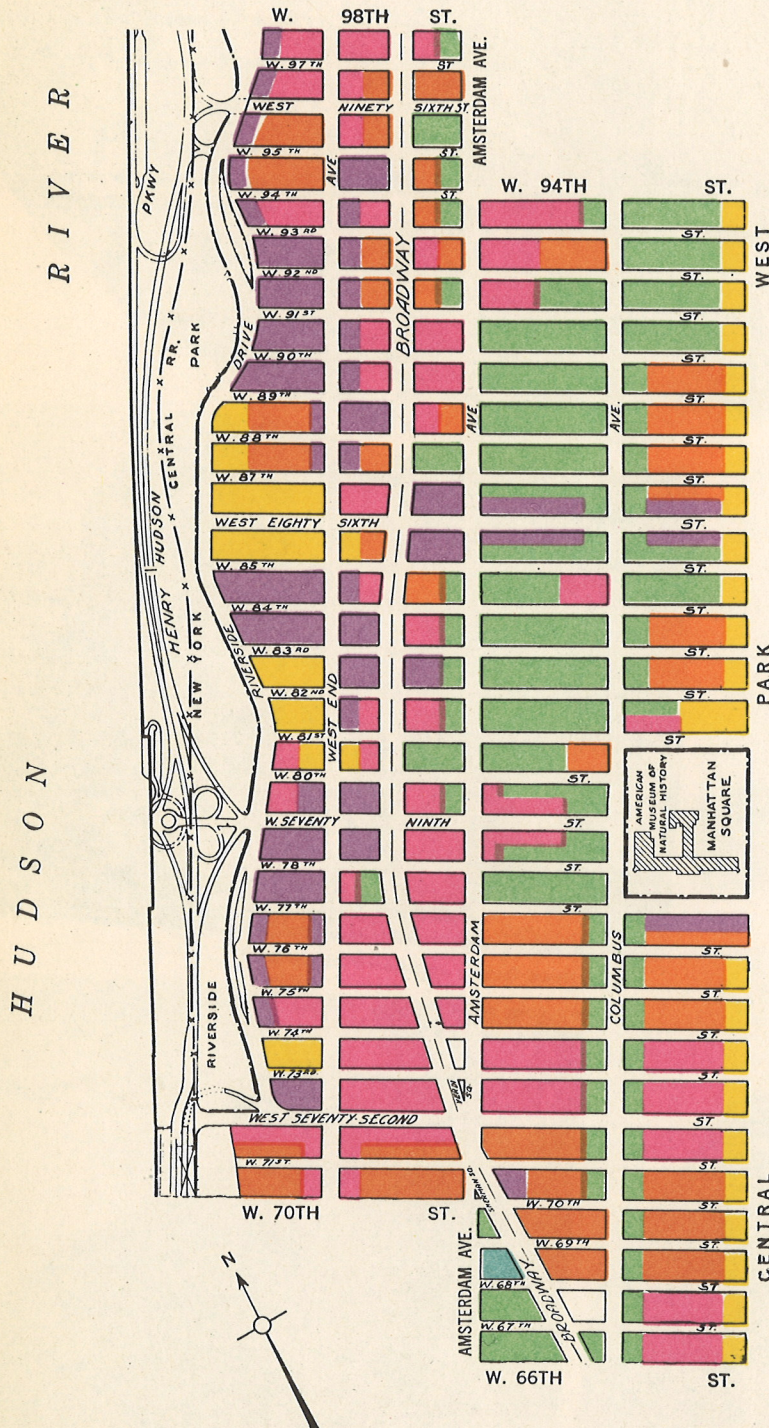
NEW YORK CITY MARKET ANALYSIS

Compiled by
THE NEWS
THE NEW YORK TIMES
DAILY MIRROR
JOURNAL-AMERICAN

MANHATTAN

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Central Park West



POPULATION 152,614
(larger than Salt Lake City, Utah)
Native white 103,100
Foreign-born white 47,301
Negro 1,668
Other races 545

The foreign-born are mainly Russian and Central European Jews, with a scattering of Irish to the northeast.

FAMILIES 46,533
—owner families 622
—tenant families 45,911

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	6,131
100-149	6,000-9,999	8,600
75- 99	4,500-5,999	7,176
50- 74	3,000-4,499	10,597
30- 49	1,800-2,999	10,262
40- 49	2,400-2,999	4,953
30- 39	1,800-2,399	5,309
Under 30	Under 1,800	3,389
Unknown		378

Median family expenditure . . \$4,330
Average family expenditure . . \$5,362

RESIDENTIAL STRUCTURES . . 3,737
—one-family houses 1,222
—two-family houses 111
—three-or-more-family houses . 2,404

A large population of medium income, with a third in the higher income brackets, gives this section considerable purchasing power. Proof of this is shown by the number of retail outlets of all varieties that flourish within its boundaries. Broadway with its stores, restaurants, theatres and banks, is quite important locally as a shopping area. The higher income group lives in large apartment buildings or in private homes along Central Park West, West End Avenue, and Riverside Drive. On side streets are a number of rooming houses catering to a good class of residents. Outstanding attractions in the district are the Museum of Natural History and Hayden Planetarium.